

improve the land with a twenty-family apartment. The building will be four stories high and modern in design.

of expense, any interested property owner is invited to purchase this free park along the remainder of the beach in the direction of Rockaway from the beach house. An application made to 160 property owners, representing 400 lots, who are members of the Belle Harbor Property Owners' Association, to the city to continue the park.

They are opposed by the members of the Belle Harbor Improvement Association, who are determined to have the fight hinge on the manner in which the cost of taking this property shall be apportioned. The members of the association are willing to bear their share of the cost providing the city refuses to acquire the land, while the members of the Improvement Association refuse to have any of the cost assessed against their holdings and they proposed to have the city pay the entire cost if the city bears the entire cost.

A petition now before the Board of Aldermen and the local board of that district, from the Improvement Association, is asking the city to take the necessary action to acquire the land on the ocean front about 3,500 feet in length, running from the Atlantic Ocean front to beach 12th street to about 100 feet west of 141st street. This will connect with the 4,000 feet of beach already owned by the city by the Rockaway Park property owners and will bring the ocean park way to within 2,500 feet of the \$1,000,000 hotel now under construction, an acre ago by the city near Neponsit. A public hearing will be held soon at Belle Harbor, before President Connolly and the local board.

**OLD STATEN ISL. HOME SOLD.**

J. Sterling Drake has sold for Mary E. Boynton to Jesse May Moore the three-story and basement mansion at the corner of the corners of Park and Bayview avenues, Hamilton Park, S. 1., on plot 150x112. The old house is built of brick and is one of the oldest buildings on Grand nearly a hundred years ago, has walls eighteen inches thick and to its appearance, as it shows today, is as finished. The commands view over the harbor and surrounding country.

buildings to cost \$18,900. Twenty-five are to be tenements and will cost \$487,000, fifty-four small dwellings to cost \$255,700 and twenty-nine miscellaneous structures to cost \$100,000.

The apartment house operation which will cost \$175,000 provides for five four story brick tenements to be erected on the corner of 141st and Fourth streets, west of Fifteenth avenue by the Culver Building Company. The row will have accommodations for 160 families. A tenement is to be built by the P. & S. Realty Company on the north side of Division avenue east of Rodney street, in Williamsburg, at a cost of \$44,000. Two rows of four apartments to cost \$9,000 are to be built by Realty Circle on the south side of River street, near 14th avenue. A four story brick tenement to cost \$28,000 will be erected by the Belmor Building Company on the north side of 141st street, near 14th avenue, and another to cost \$20,000 will be built by Bennet Hanford on the south side of Fifty-first street west of Fifth street.

The Realty Associates are to build twelve two story brick dwellings on the west side of 141st street, near 14th and Rose avenues, at a cost of \$36,000. The northwest corner of Bushwick and Lafayette avenues will be improved with a four story brick building to be erected by the Thelmever Construction Company. Four two story frame dwellings are to be erected on the northeast corner of Avenue C and 141st street, near 14th street by Gus Svensen at a cost of \$12,500.

Seven three story brick tenements to cost \$49,000 are to be built by Daniel Siegel on the west side of Powell street south of Newport avenue. The southwest corner of Blake avenue and Ames street will be improved with a four story brick dwellings with stores. Simon Halperin and another, owners, will invest \$30,000 in the project.

**MOUNTAIN LAKES HOUSE BUILT.**

Charles A. Peck has purchased the three story Colonial dwelling on the boulevard at Mountain Lakes Park, overlooking the lakes.

**Engineering and comparing these orders as to be ascertained to what extent legislation is required.**

The advisory council has recognized the first step toward the successful unification of this matter is for the Mayor and Borough Presidents to agree upon a plan of action, and then coordinate such a plan into legislation. Various compromises were considered during the heated controversy over the proposed fire department consolidation. The agreement could be settled upon. The duty was that the attempt to coordinate the various divergent and dissimilar interests was made too late. The advisory council therefore decided that it will devote its endeavors primarily to working out all the Mayor and Borough Presidents' plan and make it satisfactory to both concerned and withdrawn from the conference committee of real estate and allied organizations. It is expected that the bill will be prepared so that all the objections of the various departments have been taken care of. The construction of buildings may be united in one department, while other matters such as relative to "housekeeping and maintenance" may remain in separate departments.

**STEWART R. R. UP AGAIN.**

The Island Interests Anxious to See the Road Built to Open Section.

The work of reopening the Creedmoor road of Queens, where for many years a rifle range for National Guardism was maintained, has been completed in a few weeks a favorable decision anticipated from the Public Service Commission which will give the long delayed Creedmoor Road extension from Flushing over old A. T. Stewart right of way through to Creedmoor. Big portions of the section, and Nassau counties favor the project, and at present there is on deposit with the Queens County Trust Company more than \$250,000 contributed by owners of real estate throughout that section to help pay part the expenses of construction. It will be with few exceptions free to the right of way, has been contributed and obtained the road, which is to be built to date, both in construction and in equipment, and will be one of the most picturesque sections of Queens, which owing to a lack of transit facilities has thus far escaped development.

The railroad company in making application to the Public Service Commission contend that they have the right to build a new line, and that the old way, declaring that the old way franchise is perpetual. Following a final hearing held last week both sides have been permitted to submit briefs, pending a final decision.

**STEWART TRADING DECLINES.**

Joseph Schlesinger and Frederick Freudenberger have sold for William A. J. Walters to the Eastern United Fruit Company a tract of 29.9 feet and is 62 feet in depth. The new owners have retained the above plot, the best present lot, which include the southeast corner of High and New streets, giving them a continuous frontage of 92.9 feet on High street.

East & Felt have sold for George T. Schults to Ernest Schultz 16 North 7th street, a two and a half story structure containing office rooms and four bathrooms. They will offer it for own occupancy.

**LEADS TO GRENWOLD ESTATE.**

Barbara Lee March has bought through Charles Crowell two acres adjoining her property between the Grenewold, Great Neck, L. I.

**ABOLISH IN BROOKLYN.**

The Aeolian Company has leased the upper part of the building known enough to 11 Flatbush avenue, formerly occupied by Silbe, the restaurant. The property is owned by Joseph H. Brown, who has purchased the Aeolian Company will take possession on December 1. The company will occupy the entire building, which is three stories and basement.

**LIVE BLOCK ADVERSE DEAL.**

A tract of five blocks in Arverne has been bought by Ellis R. Wood of Lawrence. The parcel includes close to 500 lots, and the amount involved is estimated to be \$250,000. The tract is located on Rockaway Beach east as broom for the S. & L. Construction Company, which has some six acre bounded by the ocean. The tract is situated on the east by a line about 60 feet east of Storm avenue and on the west by the Tulrose Camp property, extends from the south side of the boulevard to the ocean.

**\$5,000 ORANGE CORNER SALE.**

Edward P. Hamilton & Co. have sold the corner of Broadway and Avenue C, East Orange, N. J., brick and stone business buildings on plot 8X168. The property was held at \$45,000.

**Westchester County's Ideal Home Community.**

Nearly 120 Acres of Light wooded land overlooking and bordering on Bronx Parkway and within 5 minutes ride of city center. Scenic views, Magnificent Parks, Sidewalks, Sewers, Farm, Hunting, Fishing, Golf, etc. Enclosed 24 minutes by All Electric Service from Grand Central Terminal—over 40 Trains Daily.

For Particulars Apply  
Fish & Marvin  
327 Madison Ave., N. Y.  
Searsville.

**Hudson River Shore Front Estate**  
**FOR SALE**  
**At less than cost or improvements**  
**ONE HOUR BY MOTOR.**  
26 acres, along Broadway and Hudson River frontage of 250 feet, 20 rooms, 6 baths, large stables, garage, 2 cottages, farm, hunting, fishing, golf, etc. Enclosed stone wall, granite gateposts, fast running brook, attractive view, everything in perfect condition. Will sell by owner.

**Kenneth Ives & Co.,**  
7 East 10th St. Murray Hill 6027.

**FAR WEST HOTEL.**

Seven Story Building to Go Up on 30th St. Near 9th Ave.

Frederick P. Hill and Edmund C. Stout, architects, have filed plans for a seven story settlement house or hotel on the south side of Thirty-sixth street near 30th Street. It will be a fireproof structure with a facade of brick, limestone and terra cotta in the Gothic style of architecture and is to be used for a settlement house. The William K. Coffin is the owner of record. The cost has been estimated at \$95,000.

**FINE HOMES FOR MONTCLAIR.**

One to Cost \$50,000 and Another \$30,000—Former Mayor to Build.

MONTCLAIR, N. J., Nov. 29.—Work on the construction of a \$50,000 residence for Mrs. Henry Lang on Hawthorne place, opposite Prospect terrace, has been started. The house will occupy the site of the former home of the late Jasper Rand, father of Mrs. Lang. The dimensions of the dwelling will be 57.3x 72.9 feet east of North avenue. The plan on which work has been started is that of F. G. H. Payson at 229 Upper Mountain avenue, which will cost in the neighborhood of \$100,000.

A. E. Perless has begun the construction of an \$18,000 residence at 187 Upper Mountain avenue, facing the Maynor Estate. Mr. Hine has secured permits for the construction of six new dwellings costing \$7,000 each on Durston road.

**NEW BRONX TENEMENTS.**

On the north side of 190th street, 71 feet east of Melrose avenue, a five story building will be erected by the Sonax Realty Corporation, under the supervision of owner, on a plot 108x88, from plans by Charles Schafer, Jr., at a cost of \$30,000. The Hurley Building Company will erect a four story tenement on the west side of Morris avenue and east side of Walton avenue, 216 feet south of 154th street. Each house will be 37.6x 78.8. They will cost \$120,000. John B. Rowland is the architect. \$35,000 will be spent by A. Hamilton's 2450 Tiebout avenue Company at the northeast corner of 154th street and 154th street, on a six story flat to cover a plot 55.88x55.5. Charles S. Clark is the architect. Harry Smith is the engineer. On the corner of 154th street and 154th street, a five story tenement, 72x37, will be erected by the Reva Realty Company. Morris Silvers is the architect. Plans are being drawn by Goldner & Goldberg, at a cost of \$75,000.

M. L. Hess has received a contract for small firms shifting too.

**NECESSITY OF Being Near Leaders Seen in Day's Leasing.**

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